



FILE: PA00-0074

DATE: October 3, 2000
TO: File/Record/Applicant
FROM: Thomas B. Mathews, Director, Planning and Development Services Department
SUBJECT: Planning Application PA00-0074 for Site Development Permit
APPLICANT: Sprint PCS, developer
Irvine Company, property owner
Laidlaw Gas Recovery, lease holder

I. NATURE OF PROJECT:

Installation and operation of a wireless telecommunication facility for a third provider at the Laidlaw Gas Recovery facility adjacent to the now closed Coyote Canyon Landfill. The Laidlaw facility has two previously approved wireless telephone providers; AT&T and Airtouch. Sprint PCS proposes to install new equipment similar to the other two wireless telephone facilities on site. Sprint PCS proposes installation of the following new equipment:

- **A 15 feet x 35 feet equipment enclosure.** This enclosure is an 8 feet high CMU wall with access gated located adjacent to Laidlaw's southern 8 feet high perimeter wall. Equipment is mounted on a concrete slab and includes seven equipment cabinets and service lighting. The new CMU wall uses material similar to the existing perimeter wall. The Sprint PCS equipment enclosure is similar to the other two provides equipment enclosure and is located on the same Laidlaw wall.
- **Twelve panel antennas mounted in three groups of four.** One group of antennas are mounted on the existing south Laidlaw perimeter wall and located 17 feet from the from the AT&T equipment enclosure. The second group of four panel antennas are pole mounted and located adjacent to a eastern Laidlaw wall. The third group of antennas are mounted on the north side of existing Laidlaw perimeter wall. All antennas will be painted to match the existing wall.
- **A 2-foot diameter microwave dish antenna and two small GPS antennas.** The dish and one GPS antenna will be mounted to existing service railing located at the 65-foot level on the existing 105-foot high Laidlaw exhaust tower. Three other 2-foot diameter dishes are located at this level. The second GPS antenna is located in the equipment enclosure.
- **Electrical and antenna cabling necessary to support the facility.** Cabling visible from outside the facility will be painted to match the support structures.

- **New landscaping.** Landscaping, similar to existing landscaping, will be installed adjacent to the panel antenna location and the equipment enclosure.

The Laidlaw Gas Recovery facility is located in the eastern segment of the closed Coyote Canyon Landfill, north of the Newport Ridge/Newport Coast Planned Communities, south of the San Joaquin Hills Transportation Corridor and east of Newport Coast Drive. The Laidlaw facility is accessed via a private road from Newport Coast Drive. An access easement inside the Laidlaw facility provides Sprint access to their equipment area. The site is zoned A1 "General Agricultural". The proposal is a permitted use subject to the approval of a Site Development Permit.

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.) Orange County Zoning Code sections 7-9-55 A1 "General Agricultural" and 7-9-150 "Discretionary Permits and Procedures"

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is Categorically Exempt (Class 3, construction of limited numbers of new small structures or facilities) from the requirements of CEQA. Appendix A contains the required CEQA Finding.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director
Planning and Development Services Department

By: _____
C. M. Shoemaker, Chief
CPSD/Site Planning Section

WVM

FOLDER: D/Site Plans/Site Plans 2000/PA00-0074 Staff

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.